



Strategic Housing Land Availability Assessment

December 2009

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Preface

The Weymouth and Portland Strategic Housing Land Availability Assessment has been prepared throughout much of 2009. The report and its appendices build upon an original list of sites received since the first SHLAA exercise was published in July 2008. A subsequent consultation exercise to identify further new sites has helped improve the quantity of sites within the assessment. This in turn has improved the robustness of the work, the methodology and the practices used.

The results of the assessment reveal that the Borough Council can successfully identify both a 5 and 15 year housing land supply. This is due in part to the many housing commitments that remain within the planning process as well as potential new sites that have been identified at the pre-application stage. A significant number of potential new units have also been identified as broad locations in support of the ongoing Core Strategy Development Plan Document preparation. Other minor identified sites have been identified to help yield future housing units across the Borough.

The findings of this years report have been based on a growing and detailed evidence base that is helping to shape the Weymouth and Portland Local Development Framework. This includes for instance the Level 1 Strategic Flood Risk Assessment in determining flood risk. Output from the SHLAA has helped support the Core Strategy in identifying possible key greenfield strategic sites for future housing growth. The SHLAA will continue to provide important evidence as the Core Strategy nears examination in public in 2011 as well as future housing allocations development plan documents.

A further reassessment of the SHLAA is planned in 2010; this will review all sites, in particular focusing on those sites found in Weymouth Town Centre. The Borough Council expect to receive the findings of the Weymouth Harbour Flood Study by April 2010. This study will provide crucial evidence to the viability of future development sites within Weymouth Town Centre. The Borough Council will also incorporate the full findings of the Weymouth Strategic Flood Risk Level 2 assessment published in December 2009 into the SHLAA. The findings of both pieces of work together with the continued challenging housing market conditions will almost certainly impact on the distribution and quantity of development as currently set out in the 2008/09 SHLAA.

1.0 Introduction

- 1.1 Planning Policy Statement 3: Housing (PPS3) sets out a new approach for planning for housing, in response to recommendations in the *Barker Review of Housing Supply* published in March 2004. In particular it sets out a framework to improve affordability and supply of houses in all communities by ensuring that land availability is not a constraint on the delivery of homes. These changes include the requirement for Local Planning Authorities (LPAs) to identify and maintain firstly a rolling five-year supply of deliverable land for housing, and secondly, to identify sufficient developable land for at least a 15 year period in their forthcoming Local Development Documents (LDDs).
- 1.2 In order to reinforce the ‘plan, monitor, manage’ approach to planning while being more responsive to land supply issues, PPS3 sets out that LPAs should be informed by a robust evidence base to aid the formulation of local planning policies and the determination of planning applications. In particular, PPS3 states that LPAs should undertake a Strategic Housing Market Area (HMA) Assessment to assess local housing need and demand, and a Strategic Housing Land Availability Assessment (SHLAA) to identify and monitor current and future land availability for housing based on agreed HMA boundaries. Details of all the published HMA Assessments can be found on the Dorset for You website at <http://www.dorsetforyou.com/index.jsp?articleid=381084>.
- 1.3 This Strategic Housing Land Availability Assessment (the Assessment) has been prepared in-line with National Planning Policy Statement 3: Housing (PPS3) and the accompanying Strategic Housing Land Availability Assessments Practice Guidance (the Practice Guidance). Advice from the Planning Advisory Service’s Note¹ (the PAS Note) has also been considered in the preparation of this Assessment.
- 1.4 Primarily, this Assessment has been undertaken as part of the comprehensive evidence base to support the Council’s Core Strategy, which will set out the Council’s vision, strategic objectives and core policies for the period 2006 to 2026. The Core Strategy published an Options consultation document in June 2009 with a view to a final preferred strategy consultation in April 2010.

¹ Strategic Housing Land Availability Assessment and Development Plan Document Preparation (January 2008)

1.5 The primary role of the Assessment is to:

- Identify sites with potential for housing
- Assess their housing potential
- Assess when they are likely to be developed

1.6 The core (minimum) requirements of the Assessment, as set out in the Practice Guidance, are to:

- Provide a list of sites, cross referenced to maps showing locations and boundaries of specific sites
- Assess the deliverability/developability of each identified site (in terms of suitability, availability and achievability) to determine when an identified site is realistically expected to be developed
- Assess the potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified)
- Identify constraints on the delivery of identified sites
- Make recommendations on how these constraints could be overcome and when.

1.7 The Practice Guidance recommends that Assessments be undertaken within sub-regional Housing Market Areas (HMAs) following agreed methodologies. There are two HMAs operating within Bournemouth, Dorset and Poole, one in the west – the 'Weymouth & Dorchester HMA' – and one in the east – the 'Bournemouth and Poole HMA'. This report is the first of three assessments that will be published for the Weymouth and Dorchester HMA:

- (i) Weymouth & Portland Borough Council area
- (ii) West Dorset District Council area
- (iii) Weymouth & Dorchester Housing Market Area

2.0 Aims and Limitations

- 2.1 This study has two main aims. Firstly, the provision of evidence of a robust, deliverable 5 year supply of housing land. Secondly, a demonstration of planning policy land supply with potential for 15 years and beyond.

Continuing Plan Preparation

- 2.2 While this Assessment provides evidence that will be used in the production of Local Development Framework documents, it does not recommend the allocation of any specific land within the Borough, rather it will be used as part of the evidence to inform the allocation of such land. In particular, the consideration of 'suitability' of land in this Assessment will help to inform the Core Strategy and Weymouth Town Centre Area Action Plan initially, and any future Site Specific Allocations DPD, including the accompanying Sustainability Appraisals.

Managing Delivery

- 2.3 This Assessment has, and will continue to, inform housing planning policy within the Borough. It will be used primarily to monitor and manage the supply of land for housing and the delivery of such housing. It will form the basis of the Council's housing trajectory, illustrating the Council's delivery of housing compared to the strategic housing requirement as set out in the existing Structure Plan and Local Plan, as well as the emerging requirement as set out in the draft South West Regional Spatial Strategy (RSS).
- 2.4 The Assessment will also be used to support the determination of planning applications within the Borough by providing the information required to effectively manage delivery of housing. Key to this management will be the demonstration of a five-year supply of land for housing, as required by PPS3.

Status of Sites Identified in the Assessment

- 2.5 The Assessment itself does not create policy; rather it is a technical document that will inform the development of planning objectives and policies and the implementation of such policies through relevant planning decisions. Not all of the sites submitted to the Council in the production of this Assessment were found to be suitable sites for development.

- 2.6 This Assessment provides a robust indication of that land that is deliverable and developable within the Borough. **However, all planning applications, whether on land identified in this Assessment or not, will be subject to detailed planning consideration that may result in levels of housing provision above or below that reported in this Assessment.**

Sites adjacent to Defined Development Boundaries

- 2.7 Sites adjacent or related to the defined development boundaries of the Borough may be included within this study. This does not, however, provide any certainty that these sites will come forward as a result of a change in policy. This assessment has made an assessment of the suitability of these sites should the policy that currently protects them change. The decision making process for any change of policy will be made through statutory planning procedures governing the production of Local Development Documents as part of the Local Development Framework. **The Council would strongly discourage any purchasing of land based purely on the results of this document as it does not make the decisions about release of land. These decisions will be made through the statutory plan making process.**

3.0 Methodology

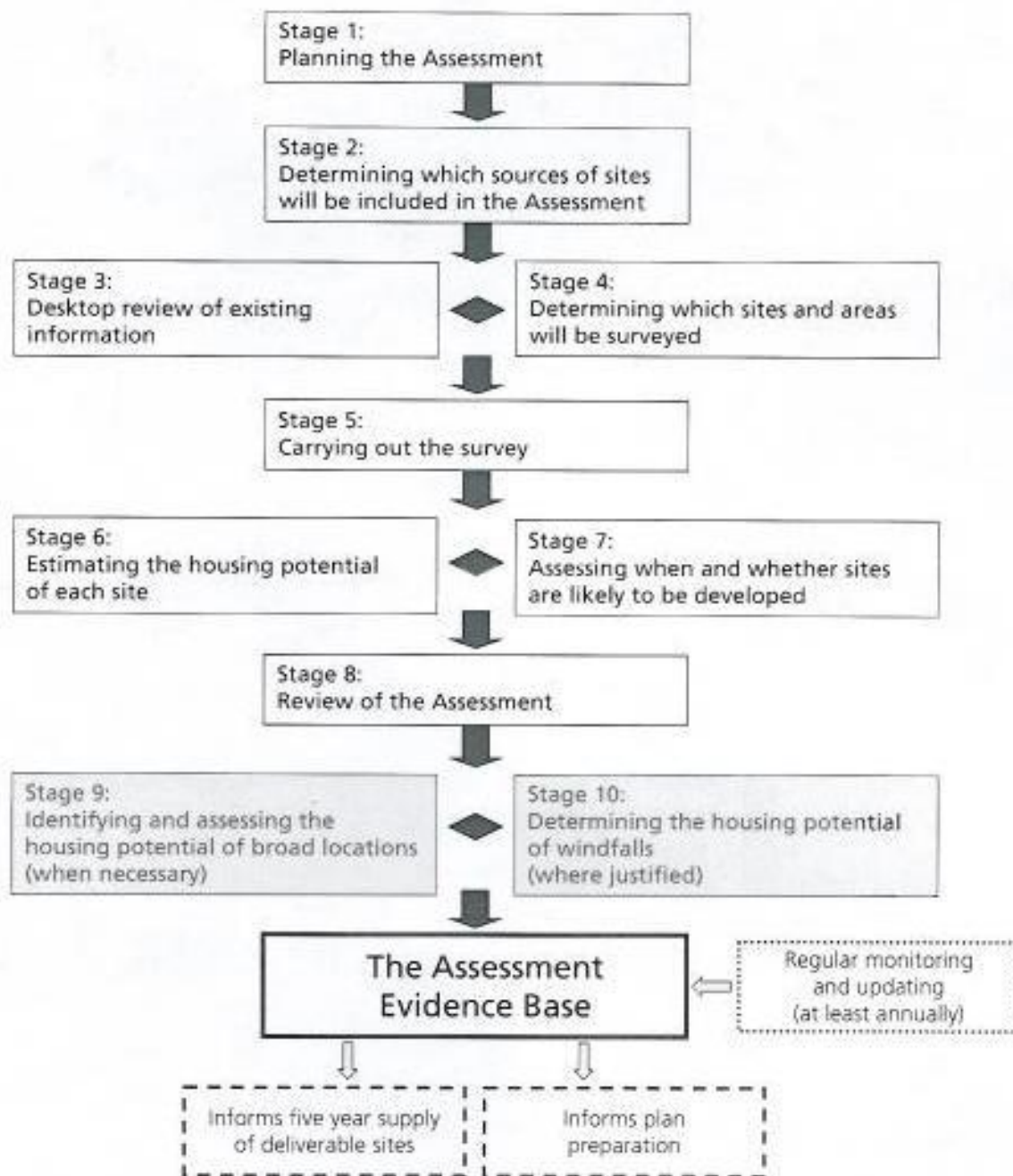
3.1 This Methodology follows national Practice Guidance on the production of SHLAAs prepared by Communities & Local Government, and is also in line with an approach agreed by the two Dorset Housing Market Areas (see para 1.7 above). It is attached at Appendix A.



Map 1 – Weymouth & Dorchester Housing Market Area

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Figure 1: Stages of the Assessment



3.2 The Practice Guidance suggests 10 Stages to the Assessment (see Figure 1 above), two of which should only be undertaken, where necessary (the identification of broad locations) or where justified (the inclusion of a windfall allowance). The Weymouth & Dorchester HMA Methodology (Appendix A) follows this standard methodology, adding further detail to how the stages will be completed and how sites will be assessed.

- 3.3 The Practice Guidance states that where a Local Planning Authority follows the prescribed standard methodology, such as is the case in the HMA, it will not be necessary to justify the methodology used in preparing the Assessment, including at independent examination.

Partnership Approach and Consultation

- 3.4 The Practice Guidance strongly recommends that Assessments are not prepared in isolation from key stakeholders. As such a number of key stakeholders, including house builders, registered social landlords, property agents and community and environmental groups, were invited to form a Panel, in an advisory role, to help guide the Assessment within the sub-region. Membership of our SHLAA panel is shown at Appendix A.
- 3.5 Prior to the production of this Assessment, three Panel meetings were held, the first meeting allowed panel members to give feedback on each Local Authority report and remind the group of the protocol and methodology. The subsequent meetings sought the Panel's views on the assessment of specific sites and related issues. The views of the Panel were considered in full prior to the production of this Assessment.
- 3.6 The Panel's protocol is attached to this Report in Appendix B.

Stakeholder Consultation

- 3.7 For the purposes of this second SHLAA exercise Weymouth & Portland Borough Council and West Dorset District Council continued to use the same SHLAA panel to help consider sites and advise each authority on their assessment process. In December 2008, Weymouth and Portland Borough Council wrote to stakeholders, landowners, local planning agents and developers and those with current planning permission for residential development to inform them of the assessments being undertaken. The letters invited landowners to submit any new land for consideration in the assessment as well as any changes to the programme or delivery of sites which had been submitted in the previous SHLAA exercise. For the 2009 SHLAA, the site size threshold of 0.15ha was removed allowing sites of any size to be put forward for consideration. The locations for which land could be put forward included:

Within or related to the built up area of Weymouth and the settlements of Upwey, Broadwey, Sutton Poyntz, Southwell, Easton, Weston, Fortuneswell and Grove.

- 3.8 There have been no national or countywide updates to the SHLAA methodology, therefore the Borough Council continued to use the same countywide agreed SHLAA Methodology (appendix A).
- 3.9 Copies of the methodology and all the site/land submission forms were uploaded to the Borough Council's website. Copies of these documents were also on deposit at the Council Offices, North Quay together with all libraries in the Borough.
- 3.10 Press adverts were placed in the Dorset Echo, whilst in West Dorset adverts were placed in the Bridport News, Lyme Regis News, Western Gazette and the Blackmoor Vale. Additionally a Dorset wide advert was placed in the Bournemouth Echo, the Advertiser series, the Stour and Avon Community Magazine, the New Milton Advertiser and the Town and Village Community Magazine. A press release was sent to the Dorset Echo and was used in an article published on ** January 2009.
- 3.11 As a result of this consultation, the number of forms submitted to Weymouth and Portland included:

43 sites through proformas and telephone calls:

- SHLAA1 (15) existing sites/land with planning permission
- SHLAA2 (16) new sites/land
- SHLAA update (12) updates to previously submitted sites

A detailed breakdown of new sites can be found in Appendix **

Review of Sites Allocated for Employment Uses

- 3.12 In the development of local planning policies for the delivery of suitable land for housing, PPS3 recommends that Local Planning Authorities should consider whether sites that are currently allocated for industrial or commercial use could be more appropriately re-allocated for housing development. Weymouth and Portland Borough Council has undertaken the initial stages of such a review and will report its findings in its Employment Land Review later this year. A number of accepted sites are therefore subject to the outcome of this review and will be re-assessed next year.

- 3.13 At a regional and sub-regional level, the draft South West Regional Spatial Strategy (RSS) sets out the economic prospects for the Dorchester and Weymouth Strategically Significant City Towns (SSCT), indicating a need to make provision for between 7,300 to 9,500 jobs in the Dorchester and Weymouth Travel to Work Area (TTWA). A report by consultants DTZ Peda identified that within the SSCT there was a demand of 28 hectares of land, with an identified supply of 64.88 hectares. On the face of it this would represent a major oversupply, however, of the 64.88ha, the report identifies that some 36.92ha are subject to major constraints and as such are not likely to be available within the short to medium term. As such the true land supply is more likely to be 27.96ha which is largely in line with the forecast demand. It should also be noted that only 6ha of the employment land supply is located in Dorchester, the remaining 58.88ha in Weymouth.
- 3.14 The Panel's Report on the draft RSS following the Examination in Public in 2007 highlighted the need to put measures in place to broaden Weymouth's economic base with a view to achieving a better balance of jobs and housing. These measures should include provision to bring forward the employment land supply in the Weymouth area. The panel report went on to recommend that provision should be made within the HMA for growth of 11,900 jobs of which 9,500 jobs should be within the Weymouth and Dorchester TTWA. It is therefore clear that the loss of any employment land for other uses, including housing, will need to be considered against the need to deliver land to provide for the predicted jobs growth in the sub region. An adopted South West Regional Spatial Strategy is expected to be published early in 2010.
- 3.15 The identification of land for employment uses is currently ongoing within the Council and will inform Local Development Documents. Initial information has indicated that the majority of employment land should be retained, although certain sites, particularly those in isolated locations, may be more suitable for alternative uses such as care homes or possibly for housing.

4.0 Strategic Housing Requirement

5 Year Supply

Scenario 1 - Structure Plan/RSS Split

- 4.1 The Bournemouth, Dorset and Poole Structure Plan identified a total housing requirement of 4,700 (gross), equivalent to 4,200 net units, in Weymouth and Portland between 1994 and 2011. This represents an annual average over the whole period of 247 net housing units. By the 31st March 2009, 3,970 of these had been completed and 230 remained to be built by 2011. The residual average annual requirement for the remainder of the plan period (2009-11) is therefore 115 units per annum.

Table 4.1.1

Year	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02
Net completions	187	268	216	150	260	292	190	260

Year	02-03	03-04	04-05	05-06	06-07	07-08	08-09	Total
Net completions	255	365	290	360	188	279	410	3,970

RSS requirement

- 4.2 The strategic housing requirement target set out in the current Structure Plan will be replaced by the South West Regional Spatial Strategy (RSS), a statutory plan, which is currently being prepared. Once formally adopted this regional plan will set out the overarching strategy in the South West for the period 2006 to 2026. The RSS is currently in draft format, the housing target for the Borough, as set out in the draft plan is 280 units per annum.
- 4.3 In January 2008 the Panel Report following the RSS Examination in Public (April-July 2007) was published. The report proposed no further change to the housing figure set out in the draft RSS so the annual requirement for Weymouth and Portland remains 280 units per annum.
- 4.5 As the Regional Spatial Strategy is not formally adopted, this years SHLAA will continue to use a combination of both requirements using the existing residual Structure Plan figure of 115 units for the two year period up to 2011 and the RSS figure of 280 per annum for the three years after that.

2009/10 = 115 net units

2010/11 = 115 net units

2011/12 = 280 net units

2012/13 = 280 net units

2013/14 = 280 net units

This gives a 5 year requirement of 1,070 units.

Scenario 2 - Structure Plan Only

- 4.6 Since the 1st April 2006, the number of net housing units completed has been 877; this means the residual RSS housing requirement for the remainder of the plan period 2009-2026 is 4,723 units. Over the remaining 17 years of the plan period this equates to 278 net units per annum.

2009-2026 = 4,723 net units $4,723/17\text{years} = 278$ per annum

$278 * 5$ years (2009-2014) = 1,390

This gives a 5 year requirement of 1,390 units.

15 Year Supply

- 4.7 The 15 year housing requirement is made up entirely of the annualised residual RSS housing requirement multiplied by 15 years.

2009-2026 = 4,723 net units $4,723/17\text{years} = 278$ per annum

$279 * 15$ years (2009-2024) = 4,170

This gives a 15 year requirement of 4,170 units.

5.0 Characteristics of Weymouth and Portland Housing Market

Background

- 5.1 Weymouth and Portland contains 28,700 households with an average household size of 2.2 people. This is greater than the Dorset average of 2.15 people. Over a quarter of households in Weymouth and Portland are pensioner only and that under a quarter of households contain children. Around 5% of households are lone parent households. The owner-occupied sector contains a large proportion of pensioner households whilst lone parent households appear to be centralised in the social and private rented sectors.
- 5.2 Detached houses make up 17% of the total dwellings, with semi-detached dwellings and terraced housing accounting for 20.5% and 30% of the 28,700 households in Weymouth and Portland respectively.
- 5.3 At the time of the last census in 2001, 1.9% of dwellings were second or holiday homes and 3.1% were recorded as being vacant. The percentage of dwellings used as second or holiday homes is well below the Dorset average of 2.8%.
- 5.4 The fact that there is a high percentage of second homes limits the number of properties available on the housing market and can result in house prices being pushed up beyond the buying capacity of residents in the district. In 2006 the house price to income ratio for Weymouth and Portland was 4.98. This is higher than the average for England of 4.43, the regional average of 4.88 but lower than the average of 5.31 for Dorset as a whole.

Densities

- 5.5 From 2006-07 89% of all the dwellings completed in Weymouth and Portland during the year had been built at a density of over 30 dwellings a hectare or more. The percentage has increased from 2005-06 where 83% of development was completed at this density, both years prove that dwelling density in Weymouth and Portland is higher than the target of 70% and as such, Weymouth and Portland as a Borough is considered a largely urban area.

Housing completions on Greenfield and Brownfield sites

- 5.6 Between 2006 and 2009 93% of new and converted dwellings were built on previously developed land. The national target for the percentage of new and converted dwellings on previously developed land is 60%, but there is a lower regional target of 50% for the South West, in recognition of the largely rural nature of much of the region. By its nature, Weymouth and Portland has regularly achieved the 60% target.
- 5.7 In 2009, the Weymouth and Portland Core Strategy 'Options' consultation set out two main options for the delivery of its future housing growth:

Option SS2a

75% OF FUTURE DEVELOPMENT SHOULD BE ON PREVIOUSLY DEVELOPED LAND OR PREMISES

Advantages – This option will allow future expansion of development into greenfield land offering larger sites will better opportunities for delivering houses rather than flats, affordable housing and other community benefits.

Disadvantages – This option will consume more greenfield land which may be environmentally sensitive or have landscape value.

Option SS2b

90% OF FUTURE DEVELOPMENT SHOULD BE ON PREVIOUSLY DEVELOPED LAND OR PREMISES

Advantages – This policy will help protect more areas of greenfield land from development pressure.

Disadvantages – Brownfield development generally requires higher development costs than greenfield development. There is also limited opportunity for large scale development which is often constrained and tends to offer a more limited choice of housing types – with a high proportion of flats.

- 5.8 There was a low level of public response to this particular policy option. The results that were received proved somewhat inconclusive with merits from both options being raised; a general comment was to not set thresholds

which invariably may not be fulfilled and adhered to. The Borough Council recognize that the supply of brownfield sites cannot be maintained at current or previous levels and so will have to consider more Greenfield sites than in the past. However, the majority of development will remain on brownfield sites.

Removing the Site Size Threshold

5.9 This second SHLAA assessment has now considered sites under 0.15ha. The reason for removing the site threshold is to be able to improve the supply of identified sites and help complement the number of larger sites received through the first SHLAA exercise. The nature of development in Weymouth and Portland is generally densely populated, this therefore has the potential to yield significant more units from much smaller developable areas. Figure 2 shows the general levels of completions on sites under 0.15ha.

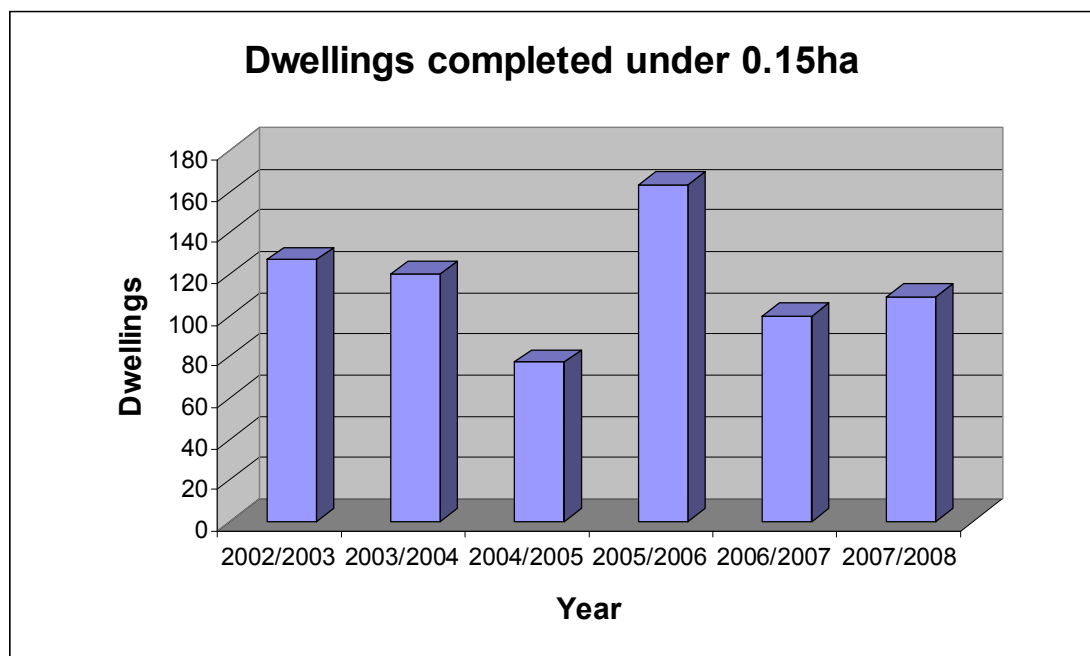


Figure 2: Completions under 0.15 ha

6.0 Findings of the Study

6.1 The Assessment is required to identify specific, 'deliverable' sites for five years and to update this on an annual basis. For a site to be deemed 'deliverable' it must be "available now, offers a suitable location for housing development now and there is a reasonable prospect that housing will be delivered on the site within five years from the date of the adoption of the plan" i.e. it must be:

- Available – the site is available now
- Suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities
- Achievable – there is a reasonable prospect that housing will be delivered on the site within five years

6.2 Other specific sites, that cannot be defined as 'deliverable' within 1-5 years, can be considered to be 'developable' within 6-15 years, if they are in a suitable location for housing development and there is a reasonable prospect that the site is available and could be developed at the point in time envisaged.

6.3 The Practice Guidance states that where it is not possible to identify sufficient specific sites in the Assessment, it should provide the evidence base to support judgments around whether windfall allowances should be identified (see paragraph 6.24).

Managing Delivery – 5 & 15 Year Supply

6.4 This involves sites both inside and outside of current policy restrictions that have either been submitted to the Council or have been identified through the desktop search of identified sources (see section 2 of Appendix A).

6.5 The identification of a range of sites from different sources is discussed in the methodology and includes sources such as previous urban capacity studies, Empty Property Registers, Register of Surplus Public Sector Land, refused planning permissions, National Land Use Database (NLUD), Ordinance Survey Maps and aerial photographs. From this wide range of sources, appropriate sites were identified. Each was mapped on the GIS base and linked to an Excel database which stored information about the site and assessment of its potential for housing. Sites were also submitted by landowners through a

period of public consultation between December 2008 and January 2009 (see paragraph 3.10).

- 6.6 All of these sites were visited and assessed by the Strategic Planning Service. Where sites were thought appropriate they were discussed with Development Control, Landscape and Conservation officers at Weymouth and Portland Borough Council. A considerable number of desktop sites have been identified through pre-application planning discussions.
- 6.7 Each site is considered in detail in Appendix C (submitted sites) & E (desktop included sites). For each site, consideration of its particular characteristics, assessment of the local market and owner expectations, where known, all combined to provide a likely yield for the site and, in line with the practice guidance, was indicated in one of three time periods (0-5 years; 6-10 years and 11-15 years).
- 6.8 A large number of sites were also considered mainly unsuitable and these are included in the list of rejected sites in Appendix D. Many of these rejected sites were found on open and undeveloped land and some were not related to existing built up areas or settlements. Many had a biodiversity interest and posed some impact to the numerous open undeveloped gaps between individual settlements or neighbourhoods. Development of the rejected sites (appendix D) sites would generally be in conflict with local, regional and national planning objectives. As such, due to the negative impact on the environment and communities, these sites were assessed as not being suitable for residential development in this assessment.

Sites with Planning Permission

- 6.9 As of 31st May 2009 there were 390 net dwellings with planning permission on sites under 0.15ha. On sites greater than 0.15ha there were 894 net dwellings with permission.
- 6.10 For the larger sites (those greater than 0.15ha), a housing trajectory estimates that the majority of development with permission should be completed within the next 5 years. Some sites despite having permission could take longer than 5 years to complete. Two sites have been placed into the 5 – 10 year period; these includes the phase 3 element of the Comer Homes site at the former Hardy Accommodation Blocks, Portland and the QinetiQ site at Bingleaves.

Table 6.10.1

	0-5 Years	6-10 Years	15 Years
Units	616 (90% take up = 554)	278 (90% take up = 250)	0

Lapse & completion rates

6.11 Small sites have traditionally made up a significant amount of housing delivery in Weymouth and Portland; both large and small site permissions can be lost through lapses of permission. It is therefore important to demonstrate historical trends in this area.

6.12 Traditionally lapse rates in Weymouth and Portland have been low. Those sites that have lapsed in the past have done so because of changes in circumstance, typically land ownership. The change in legislation over the lifespan of planning applications from 5 to 3 years in August 2005 has helped to reduce the lapse rate of planning permissions. The information in table 6.7.1 below highlights that even under 5 year permissions, the lapse rate in Weymouth and Portland has been consistently low.

Table 6.12.1

Completion rates by permission 2001 - 2005				
Year	Permitted applications	Completed Permissions	Lapsed Permissions	Superseded Permissions
2001	73	38	8 (8%)	19
2002	98	56	7 (7%)	14
2003	88	56	4 (5%)	14
2004	97	49	4 (4%)	16
2005	84	41	0 (0%)	12

6.13 In order to prove the achievability of development in Weymouth and Portland it is necessary to examine the time taken to complete schemes. 20% of schemes from 2001 and 2005 were completed in under 18 months, 36% of schemes from 2001 and 2005 were completed between 18 months and 2 years, 44% of schemes from 2001 and 2005 were completed after 2 years.

Table 6.13.1

Completion rates by month 2001 - 2005					
Year	Total Months Completion	Avg. completion time per completed permission (months)	Schemes <18 Months	Schemes 18-24 Months	Schemes >24 Months
2001	961	25	9	6	23

2002	1311	23	11	4	41
2003	1254	22	15	21	21
2004	1156	24	5	26	18
2005	814	20	8	29	4

6.14 In the first SHLAA, a 5% discount was applied to all commitments to reflect the trend of lapses in previous years. Since the publication of the first SHLAA, the national economic recession has and will continue to significantly affect the short term delivery of sites with planning permission; the recession will also affect the amount of new planning permissions which come forward. To account for this national trend, all planning permissions whether small or large have had a 10% discount rate applied to them for a realistic delivery rate. This results in a 5 year provision of 905 net commitments. This leaves a remaining 250 net to be carried over to the 5-15 year period. Those sites with outstanding (extant) planning permissions still remain the most likely to be delivered within the current five year period and therefore form a considerable part of the Council's demonstration of five-year supply of land for housing. A schedule of sites with outstanding planning permissions is attached as Appendix G.

Submitted Deliverable Sites

6.15 A number of sites were submitted for assessment through the consultation process and a small proportion of these have been included in the 5 year supply. These sites consist largely of housing association land; land which has been subject to pre-application discussions and other land which has recently been released by planning consent.

Table 6.15.1

Site Reference	Site Name	Site Address	Settlement	Area Ha (Unconstrained)	Potential
4/01/0007	Land at Beverley Road	Beverley Road	4/01/0007	0.76	36
4/03/0014	Land at Preston Rd/Elm Close	Elm Close	Weymouth	0.2	7
4/05/0022	Land rear of 23 Moorfield Road	Moorfield Road	Portland	0.04	2
4/05/0023	Land at Reforne (rear of Fancys Close)	Reforne	Portland	0.1	5
4/06/0021	Land beside 1-13 Courtlands Road	Courtlands Road	Portland	0.06	4
4/07/0019	Garages adjacent 31-39 Coronation Road	Coronation Road	Portland	0.04	2
4/07/0020	Garages adjacent	East Weare	Portland	0.04	2

	105/107 East Weare Road	Road			
4/07/0021	Land adjacent 2-14 Amelia Close	Amelia Close	Portland	0.09	5
4/10/0007	Garages adjacent 33-37 Bedford Road	Bedford Road	Portland	0.06	4
4/12/0001	Former Weshaven School	Radipole Lane	Weymouth	0.3	18
4/14/0001	Buxton House	Cross Road	Weymouth	0.4	40
4/14/0014	Garages adjacent 27-29 Dawlish Crescent	Dawlish Crescent	Weymouth	0.08	5

Review of Existing Housing Allocations

6.14 The remaining Local Plan housing allocations will help deliver some of the strategic housing requirement within the next 5 and 10 years. The Council's housing trajectory indicates that 70 dwellings will be completed on allocated sites up to 31st March 2014 with the remaining 150 units in the five years thereafter. The housing trajectory is updated on an annual basis and the Council is confident that this level of development will be delivered. A schedule of remaining allocations with a trajectory of completion rates is attached as Appendix F.

Sites from Other Sources - Minor Identified Sites

6.15 The SHLAA housing trajectory should not be based on an expectation of housing coming from unidentified 'windfall' sources but should be based on known resources. However, it is not possible to identify every minor site that may come forward for housing in the future. Therefore the Borough Council have focused on infill housing land at an individual ward basis identified through site surveys.

6.16 To ensure a full assessment was carried out, other sites were assessed from a number of sources detailed in Stage 3 of the methodology (see Appendix A). From these sources a total of 42 sites were identified as having some housing potential, having the potential to deliver 1088 units. The availability of some of these sites is known, particularly when pre-application discussions have been held. Others however are unclear and in most cases unknown, particularly sites derived from previous urban capacity studies. A lack of resources in undertaking this first SHLAA has inhibited the ability to contact landowners, it is planned to address this issue further in next years study. As the availability of most these Urban Capacity Study sites is not known they have all been included in the 6-15 year supply

- 6.17 Minor identified sites which are not from infill sources are identified through trend based completion information. To avoid the potential of double counting, a residual trend is used which takes into account the identified sites in the SHLAA that would otherwise have come forward unexpectedly. This general approach does not rely on 'windfalls' as the SHLAA contains an objective assessment of the potential capacity of the individual ward and the housing trajectory would be based on realistic assumptions of take-up rates. The Borough Council acknowledges that some sites which were not identified in the SHLAA would come forward unexpectedly whilst some which are identified would not come forward.

Broad Locations

- 6.18 A small number of large sites (principally located outside of existing development boundaries) were submitted in the first SHLAA. These sites were rejected on the grounds that sufficient housing supply from other sources could ensure a sufficient demonstration of a 15 year housing land supply. Since the publication of the first SHLAA, changes to the economy and the national housing market has meant that future housing supply cannot rely on existing commitments and unanticipated development. Therefore the Borough Council has identified the largest submitted sites as potential strategic housing locations for the purposes of the Councils Core Strategy Development Plan Document. Three large Greenfield strategic sites have been identified Weymouth. For the purposes of SHLAA these sites have been brought forward as broad locations. Broad locations are areas where the principle of housing development is considered feasible and may be encouraged, but where specific sites cannot yet be identified. It will be the purpose of the Core Strategy and subsequent Housing Allocations Development Plan Document to set out the true capacity of these sites. For the purposes of SHLAA, an approximation of capacity for each site is given which acknowledges local physical constraints. The Broad Locations assessment can be found in Appendix H.
- 6.19 Weymouth and Portland by the nature of its geographical characteristics has significant environmental constraints including national and regional designations such as SSSI, SAC and SNCI. Settlements in the Borough adjoin a tight administrative boundary offering little room for expansion. Many large sites are therefore visually prominent providing strong visual links and wildlife corridors in their respective areas.

Geographic Distribution of Sites

6.20 Table 6.20.1 illustrates the distribution of sites coming forward across Weymouth and Portland. It also incorporates the number of dwellings coming forward from sites with planning permission in the various settlements.

Table 6.20.1

Settlement	Dwellings with planning permission	Dwellings with local plan allocations	Dwellings from submitted sites	Dwellings from identified sites	Total dwellings	% total identified housing
Weymouth	644	220	643	597	2,104	76%
Portland	512	0	47	93	652	24%
Total	1,156	220	690	690		100%

Summary of Supply

5 Year Supply

6.21 1,408 net units have been identified to come forward by the 31st March 2014. These units have been identified as being deliverable in terms of their suitability, availability and achievability. This figure equates to an overprovision of supply against both scenarios 1 & 2 with a supply of 6.6 years (Structure Plan/RSS) and 5.1 years (RSS), respectively. The 5 year supply consists of 70 units from allocations; 123 units from submitted sites; 218 units from desktop surveyed sites and 905 units from planning consents.

The 0-15 Year Supply

6.22 5,129 net units have been identified to come forward within the next 15 years, this figure again equates to an overprovision of supply against the annualized RSS target. The units identified would in theory provide approximately 18.45 years of housing supply. The 15 year supply includes 800 units identified as broad locations and approximately 1,573 units from minor identified sites together with an additional 690 units from submitted sites; 690 units from desktop surveyed sites; 220 units from allocations and 1,156 units from existing planning consents. A full breakdown of supply can be found in appendix J.

The post 15 year supply

- 6.24 A supply of potentially deliverable sites post 15 years is difficult to predict at this early stage and it is not therefore included in this study, or required to be. However the inclusion of broad locations ensures that the current 15 years supply is met comfortably.

7.0 Reviewing and Updating the Assessment

- 7.1 Weymouth and Portland's Annual Monitoring Report (AMR) is published every year prior to 31st December, with data based on the period 1st April to 31st March. Whilst there is no requirement to update the Assessment on an annual basis, the Council is required to demonstrate a five year supply of land for housing, which will be reported in the AMR.
- 7.2 The supply of land within the Borough will be managed in a way so as to ensure that there is a continuous five-year supply of specific deliverable sites to deliver the strategic housing requirement over the next five years of the housing trajectory. The SHLAA will be updated every year at least until the submission of a future Site Allocations DPD at which stage it may be more appropriate to update it on a less frequent basis providing that the 5 year supply remains deliverable.

